050.0	0006	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	940,700 / 940,700
					USE VALUE:	940,700 / 940,700
					ASSESSED:	940,700 / 940,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		COURT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARCHANT RICHARD W & JANICE E/
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	15 COURT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MARCHANT RICHARD W & JANICE E -
Owner 2:	-
Street 1:	15 COURT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .126 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1875, having primarily Vinyl Exterior and 3993 Square Feet, with 2 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 17 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5491.000	531,400		409,300	940,700
Total Card	0.126	531,400		409,300	940,700
Total Parcel	0.126	531,400		409,300	940,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 235.58 /Parcel: 235.58

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 35161

GIS Ref

GIS Ref

Insp Date 10/04/18

!4231!

PREVIOUS ASSESSMENT

Parcel ID: 050.0-0006-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	531,400	0	5,491.	409,300	940,700		Year end	12/23/2021
2021	104	FV	505,600	0	5,491.	409,300	914,900		Year End Roll	12/10/2020
2020	104	FV	505,500	0	5,491.	409,300	914,800	914,800	Year End Roll	12/18/2019
2019	104	FV	398,900	0	5,491.	409,300	808,200	808,200	Year End Roll	1/3/2019
2018	104	FV	398,900	0	5,491.	274,800	673,700	673,700	Year End Roll	12/20/2017
2017	104	FV	373,400	0	5,491.	263,100	636,500	636,500	Year End Roll	1/3/2017
2016	104	FV	373,400	0	5,491.	239,700	613,100	613,100	Year End	1/4/2016
2015	104	FV	309,900	0	5,491.	193,000	502,900	502,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	00:14:00

LAST REV

Date	Time
10/22/20	10:02:44
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 4231

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARCHANT RICHAR	68595-450		12/15/2016	Convenience	1	No	No		
MARCHANT ROBERT	68595-445		12/15/2016	Convenience	1	No	No		
MARCHANT RICHAR	66167-266		10/1/2015	Convenience		No	No		
	13848-231		11/1/1979		15,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/21/2020	810	New Wind	20,000	C				
2/22/2019	227	Insulate	6,000	C				
8/1/2017	975	Manual	10,200	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/4/2018	MEAS&NOTICE	PH	Patrick H
5/20/2009	Measured	197	PATRIOT
4/18/2000	Inspected	243	PATRIOT
1/6/2000	Mailer Sent		
1/4/2000	Measured	263	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	35161
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5491		Sq. Ft.	Site		0	70.	1.06	11									409,312						409,300	

Total AC/HA:	0.12606	Total SF/SM:	5491	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	409,312	Spl Credit		Total:	409,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	3 - 3 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	5 - Mansard		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1875	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	4	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:	L - Location	10.	%
Special:			%
Override:			%
	Total:	37.9	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.91294700
Const Adj.:	1.01484895
Adj $ / SQ:	157.506
Other Features:	141500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	855640
Depreciation:	324288
Depreciated Total:	531352

COMMENTS

NEXT TO INSURANCE OFFICE, ACROSS FROM POST OFFICE.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 17 | BRs: 7 | Baths: 4 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	12	5	
1	5	2	
Totals			
2	17	7	

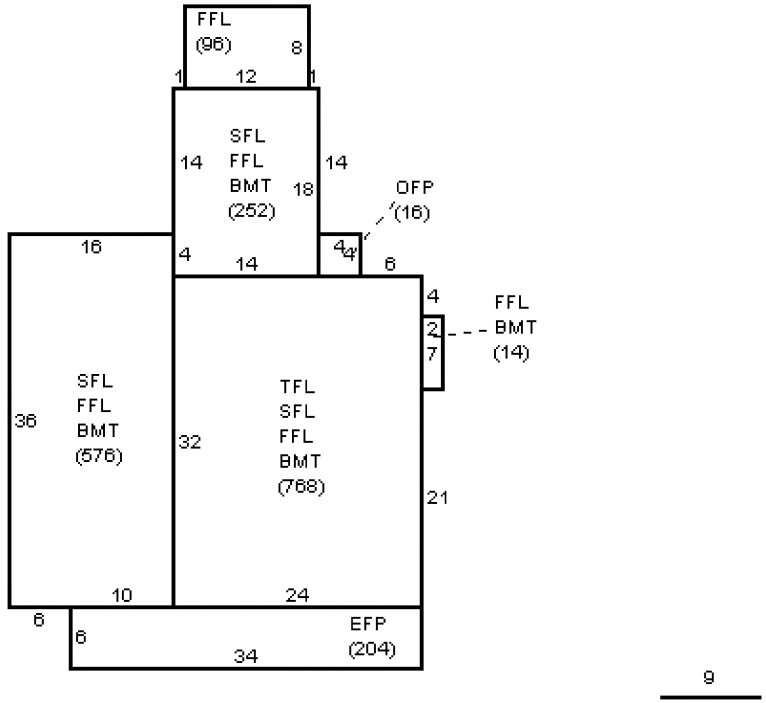
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	157.51
Special Features:	0	Val/Su Net:	91.26
Final Total:	531400	Val/Su SzAd	133.08

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,706	157.510	268,704
BMT	Basement	1,610	47.250	76,075
SFL	Second Floor	1,596	157.510	251,379
TFL	Third Floor	691	157.510	108,868
EFP	Enclos Porch	204	41.170	8,399
OFP	Open Porch	16	44.650	714

Net Sketched Area: 5,823 | Total: 714,139

Size Ad 3993.1999 | Gross Area 5900 | FinArea 3993

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
TFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

050.0-0006-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	6X8	A	AV	1990	0.00	T	23.2	104						

More: N | Total Yard Items: | Total Special Featues: | Total: